

TRANSFER  
TAX  
PAID

Doc # 2005008280  
Book 8354 Page 0259

51-202

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT HOMESTEAD BUILDERS, LLC**, a Maine Limited Liability Company having a principal office in Clinton, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **MATTHEW L. STEINER and TIA M. DIXON**, both of Troy, County of Waldo, and State of Maine, whose mailing address is 929 Detroit Road, Troy, Maine 04987

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS** unto the said **MATTHEW L. STEINER and TIA M. DIXON**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with any buildings thereon, situated in the City of **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The land in Waterville, Kennebec County and State of Maine with the buildings thereon and being lot numbered three (3) on a plan of Elmwood Vista, made by Francis Y. Armstrong, and recorded in the Kennebec County Registry of Deeds in Plan Book 13, Page 68, to which plan reference is hereby made for a more particular description.

Said lot is bounded fifty (50) feet by Pleasantdale Ave. and is One Hundred (100) feet deep according to said plan.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Jeremy R. Burbank and Daniel J. Wall, dated November 30<sup>th</sup>, 2004 and recorded in the Kennebec Registry at Book 8237, Page 66.

**IN WITNESS WHEREOF**, the said **HOMESTEAD BUILDERS, LLC** by and through **JEREMY R. BURBANK and DANIEL J. WALL**, Members, have caused this instrument to be signed this 31st day of March, 2005.

Signed, Sealed and Delivered  
In the presence of

Witness

Witness

**HOMESTEAD BUILDERS, LLC**

By **JEREMY R. BURBANK**,  
Member

By **DANIEL J. WALL**,  
Member

@gnd

51-202

**ACKNOWLEDGEMENT**

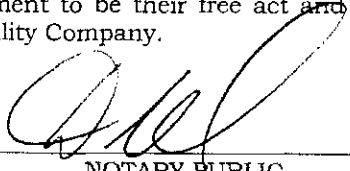
STATE OF MAINE  
KENNEBEC, ss.

March 31st, 2005

Personally appeared the above named **JEREMY R. BURBANK** and **DANIEL J. WALL** in their capacities as Members of **HOMESTEAD BUILDERS, LLC** and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of said Limited Liability Company.

Before me,

SEAL

  
\_\_\_\_\_  
NOTARY PUBLIC  
DANIEL J. DUBORD  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXP. 09/29/2005  
\_\_\_\_\_  
(print name)

re: Deeds. HOMESTEAD BUILDERS, LLC to STEINER & DIXON

Received Kennabec SS.  
03/31/2005 2:10PM  
# Pages 2 Attest:  
BEVERLY JUSTIN-HATHEWAY  
REGISTER OF DEEDS